

# DHC Accomplishments 2000

## Management Improvements

- \* DHC appointed a new management team including, John Hurt, Deputy Director, as well as new general managers for Administrative Services, Finance, Modernization, Operations, Program Planning, Purchasing, and Management Analysis and Planning.
- \* In accordance with new HUD requirements, the Finance System was reorganized to meet "Generally Accepted Accounting Principles."
- \* Preparing for the future, the Commission developed its Five-Year Plan, Annual Plan and Comprehensive Grant Plans.
- \* A new "Income Disregard Policy" was implemented. Public housing residents generally pay 30% of their adjusted income for rent. The new policy allows the Commission to ignore additional earned income when determining the rental amount.

## HOPE VI

- \* The Commission entered an exciting new phase in its HOPE VI program by selecting a Master Developer for the Jeffries HOPE VI Revitalization Project. The developer, Scripp Park Associates L.L.C., organized a Design Charette in June, 2000 in order to develop construction plans consistent with DHC's goal of creating quality mixed-income housing.
- \* Follow Up Design Charettes at Jeffries Homes

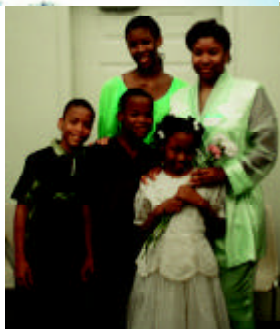


*(Left), Site layout for mixed-income development at Woodbridge Estates (formerly Jeffries Homes), (Above), Woodbridge Estates Unit drawing*

were held in order to incorporate resident and community concerns into the plan. Jeffries' Senior High Rises were renamed Woodbridge Farms Senior Village. The new HOPE VI development at Jeffries will be renamed Woodbridge Estates.



At the Villages of Parkside, Friends of Parkside, an independent nonprofit organization, maintained a computer lab and organized tutoring, community events, a food pantry and other services for Parkside residents. Pre-development plans were submitted to the U.S. Department of Housing and Urban Development for Herman Gardens.



## Modernization

DHC completed unit revitalization work at Warren West Senior Apartments and Frederick Douglass Homes. Renovations of the 143 units at Warren West were completed on a floor by floor basis. The units received gut rehab and unit sizes were enlarged. Residents were moved from old to new units as renovations were completed.

*(Top), Villages at Parkside Community Center, (Below) Participants in the Friends of Parkside's Mother's Day Ceremony*

DHC's maintenance program earned "A" ratings from HUD for making timely repairs. Architects began preliminary design work for renovations at Conner Waveney Senior Apartments. DHC developed a Y2K Contingency Plan and successfully implemented the plan. Marketing plans were developed and implemented for senior housing. The Commission added a new "Resident Grievance Procedure" to DHC's resident lease. To meet new HUD requirements, a "Community Service and Family



*DHC's Modernization Division completed unit gut rehab of the Warren West Senior Building in 2000.*